ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

N O T I C E O F D E C I S I O N

PTW Energy Services (Heather Boettcher)

Tuesday, November 17, 2026

Roll: 04306002

RE: Development Permit #PRDP20267627

Lot 15 Block 1 Plan 1412706, SW-06-24-28-04; (A, B, & C, 285188 FRONTIER ROAD)

The Development Permit application for Industrial Medium (existing oilfield assembly business), construction of an accessory building greater than 190.00 sq. m (2,045.14 sq. ft.) (storage building) has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Industrial Medium (existing oilfield assembly business), construction of an accessory building greater than 190.00 sq. m (2,045.14 sq. ft.) (storage building) may commence in general accordance with the application and drawings as submitted with the application and includes:
    i. Construction of an accessory building (storage building), approximately ±241.50 sq. m (±2,600.00 sq. ft.), including the construction of a concrete pad.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Recreation Off-Site Levy, in accordance with Bylaw C-8550-2024. *The levy shall be applied to the development area only for this permit against the base levy area.*
3. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Regional Off-Site Stormwater Levy, in accordance with Bylaw C-8547-2024. *The levy shall be applied to the development area only for this permit against the base levy and special area levy.*

Permanent:

4. That if the prior to release conditions have not been met by **May 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity including the stormwater, drainage, and runoff in accordance with the 2010 Staged Master Drainage Plan for the Business Park, prepared by Westhoff Engineering Resources Inc. and Site Specific Storm Water Plans previously approved for the site under the principal 2013-DP-15588.

ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

6. That the conditions of PRDP20140997 & 2013-DP-15588 shall remain in effect.
7. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
8. That all development shall be in accordance with the Frontier Phase 2 Conceptual Scheme and Bylaw C-6766-2009.
9. That all dust control shall be maintained on the site at all times and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
10. That all mounted or pole lighting installed on and/or for the accessory building, if proposed, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the County's Land Use Bylaw C-8000-2020. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists on the adjacent roadway.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Advisory:

- That the subject development shall conform to the County's Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022, as amended, in perpetuity.
- That a Building Permit and applicable sub-trade permits shall be obtained through the County's Building Services for the accessory building, using the appropriate checklists and application forms.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 8, 2026**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT